

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Dunkin' Donuts
1440 W. Broward Blvd.

Case #: 130-R-01

Date: December 11, 2001

Comments :

1. The engineer shall apply for and obtain a general or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable.
2. The license(s) mentioned in item 1 shall be submitted with certified calculations and the engineer of record's approved design drawings with the application for the building permit.
3. Broward Boulevard is classified as a Trafficway on the Broward Boulevard Trafficways Plan, requiring a minimum 100 width in right of way. This plan submitted indicates 35 ft. of width is dedicated from centerline as consistent with the submitted topographic survey. The applicant must submit sufficient recent dated right of way maps or surveys to demonstrate adequate right of way width to satisfy this requirement.
4. This site generates approx. 992 trips per day (100 trips per hour during the morning peak hour) as follows from the Institute of Traffic Engineers (ITE) Trip Generation, 6th Edition. While a traffic impact analysis is not required by code, we require the following improvements to improve internal site circulation :
 - a. Widen the drive aisle by-passing the drive through on the southwest corner of the building (next to the dumpster enclosure).
 - b. Relocate the dumpster a few feet west to the eastern edge of the parking spaces to provide for maximum lane width (while we assume that would still be less than 12 feet which would be desirable adjacent to the southwest corner of the building).

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- c. Discuss potential for removal of the stop sign and bar at the northeast corner of the building as there is no opposing cross movement to conflict with exiting traffic.
 - d. Widen the 12 foot wide drive through exit lane adjacent to the eastern side of the building to 15 feet for larger delivery and customer trucks, garbage truck, etc. for easier site circulation.
5. Pursuant to Section 47-20 ULDR provide a letter from a licensed Traffic Engineer evaluating the proposed entrance, drive through lane, and exit which recirculates with entrance traffic for this site within the stacking area. They shall evaluate this relationship and provide comments relative to the safe and adequate circulation resulting from this design with attention to the minimum stacking distance required pursuant to Section 47-20.11 of the Unified Land Development Regulations (Code of Ordinances).
6. Dumpster doors must be re-designed so that they do not open into vehicular use areas.
7. A Florida Department of Transportation (FDOT) access permit is required for that access shown on Broward Boulevard.
8. The angled parking spaces are not designed in accordance with Section 47-20.11 Geometric Standards in the ULDR for stall depth. Indicate angle of spaces to 45 degrees (if accurate) and revise depth to 19'-1 1/8 in. Or indicate the angle on which these spaces are designed.
9. A note on the engineering drawing Sheet C-3 indicates sewer is to connect to Proposed Fort Lauderdale System . Note that this system shall be operational prior to applicant's receipt of Development Review approval and/or permit approval for this development site.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Bruce Marchetti / Dunkin
Donuts

Case #: 130-R-01

Date:
12-5-01

Comments:

No Comments

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Bruce Marchetti/Florida Bearings

Case #: 130-R-01

Date: December 11, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Bruce Marchetti/Florida Bearings

Case #: 130-R-01

Date: 12/11/01

Comments:

1. All Tree Preservation Ordinance requirements apply. Any trees which are considered good candidates for relocation should be relocated. Relocations should occur on site (if possible), preferably to areas on the Broward Blvd. frontage. There may be several Oak trees which may meet these relocation requirements; determinations to be made prior to D.R.C. signoff.
2. Verify that there is no grade change in the area of the 7 Slash Pines shown to remain on the east side of the building. This area cannot be a "retention" area. Also, no irrigation this area.
3. Add rain sensor requirement to irrigation note.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

DRC REVIEW AND COMMENT REPORT

Division: Planning

Member: Michael B. Ciesielski
828-5256

Applicant: Bruce Marchetti/ Florida Bearings

Case #: 130-R-01

Date: December 11, 2001

Comments:

Request: New use (2,000 sq. ft. commercial building/ Dunkin Donuts)

1. The proposed development is located within the boundaries of the Sailboat Bend Historic District and, as such, is subject to review by the Historic Preservation Board ("HPB"). A Certificate of Appropriateness for New Construction will be granted should the project be approved by the HPB. The proposed development must meet BOTH the material and design guidelines for the Sailboat Bend Historic District (Section 47-17.3.B) as well as the criteria for new construction (Sec. 47-24.11.C.3.c.i.) and the additional guidelines for new construction (Sec. 47-24.11.C.3.c.iii.)
2. Verify existing tree location with Chief Landscape Plans Examiner and discuss preservation of existing trees on site.
3. Provide a narrative explaining how this application meets neighborhood compatibility requirements (sec. 47-25.3.A.3.b.i.)
Please specify how the architectural features on the south elevation, i.e. that portion of the building that faces residential property, adheres to the design requirements listed in Sec. 47-25.3.A.3.b.i.
4. Provide light pole detail. (Pursuant to Sec. 47-20.14.D., light poles adjacent to residential property shall be shielded, angled, or both).
5. Please limit exterior color selection to neutral colors on sides of building facing residentially zoned properties.
6. Provide canopy detail.
7. Discuss with Engineering representative the proper stacking distance for the proposed drive-thru. Is the distance provided between the order and pickup

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- windows sufficient ? Is the stacking distance sufficient so that cars won't be stacked in the handicapped access crosswalk?
8. What are the projected decibel levels from the speaker system? In an effort to mitigate noise emanating from both the order (speaker) window as well as the pickup window, consideration should be given to building an 8' high wall along the southern property line.
 9. Provide a narrative describing restaurant operations, i.e. hours of store operation, hours of drive-thru, trash pickup schedule, etc.
 10. Discuss with Zoning Plans Reviewer whether site has a sufficient number of parking spaces to permit a restaurant use or whether the permitted use would be limited to a take-out restaurant only.
 11. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Bruce Marchetti/Florida Bearings

Case #: 130-R-01

Date: December 11, 2001

Comments:

1. Is the existing wood/chain link fence in rear of bldg. 6 or more feet in height?
2. Recommend concrete wall or vertical bar fencing of 8' in height for rear.
3. Do not recommend personal contact with customers via the drive-thru window in the evening or night hours
4. CCTV should be visible in sales area.
5. Cash register should be visible from Broward Blvd. with no obstruction.
6. **Priority:** An overhead trail should be erected from 1300 W. Broward Blvd. to 1440 W. Broward Blvd.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Bruce Marchetti/Florida Bearings

Case #: 130-R-01

Date: 12/11/01

Comments:

1. Dumpster shall comply with the setback requirements of the zoning district in which they are located in accordance with 47-19.4.
2. Lights poles shall comply with the setback requirements of the zoning district in which they are located in accordance with section 47-19.2.R.
3. Discuss site circulation with Engineering representative.
4. Discuss height of required buffer wall with applicant and Planning representative.
5. Light poles adjacent to residential property shall be shielded to prevent glare unto the residential property in accordance with sections 47-20.14 and 47-25.3.
6. Discuss decibel levels of the menu board P/A system with applicant.
7. Additional comments may be forthcoming at DRC meeting.